

BYLAW NO. 3949

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw and Bylaw No.3309 the North Sector Commercial/Residential Area Structure Plan.

WHEREAS the land shown on Schedule "A" to this Bylaw and legally described as Lot 1, Block 21, Plan 0110766, is presently designated DC Direct Control District under the City of Medicine Hat Land Use Bylaw;

AND WHEREAS the land is identified as Direct Control in the North Sector Commercial/Residential Area Structure Plan;

AND WHEREAS an application has been made to re-designate Lot 1, Block 21, Plan 0110766, as C3 General Commercial District under the City of Medicine Hat Land Use Bylaw;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on September 8, 2009 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

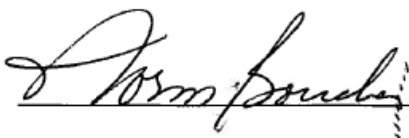
1. This Bylaw may be cited as Land Use Amending Bylaw No. 3949
2. Bylaw No. 3181, being the City of Medicine Hat Land Use Bylaw, is hereby amended by re-designating Lot 1, Block 21, Plan 0110766 as C3 General Commercial District as shown in Schedule "A".
3. Bylaw No. 3309, being the North Sector Commercial residential Area Structure Plan, is hereby amended with respect to land use designations and other matters as required to conform to this amendment as shown in Schedules B-.
4. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on AUG 17 2009 , 2009

READ A SECOND TIME in open Council on SEP 08 2009 , 2009

READ A THIRD TIME in open Council on SEP 08 2009 , 2009

SIGNED AND PASSED on SEP 09 2009 , 2009

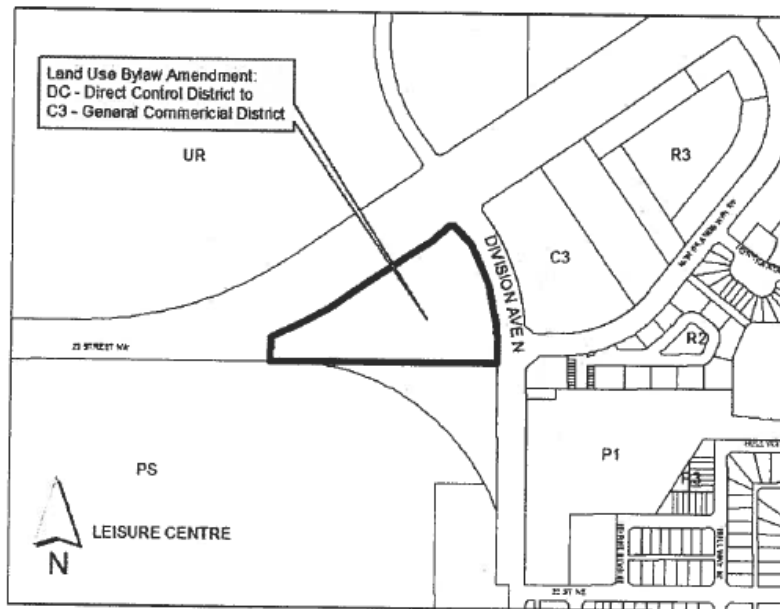


MAYOR – Norm Boucher



CITY CLERK - LARRY P. GODIN

LAND USE BYLAW AMENDMENT



**DC - DIRECT CONTROL DISTRICT
TO
C3 - GENERAL COMMERCIAL DISTRICT**

2350 Division Avenue NW

Lot 1; Block 21; Plan 0110766

TEXT AMMENDMENTS TO BYLAW NO. 3309

1. Section 5.2 COMMERCIAL (pg.14)

Delete last sentence: *"A Direct Control land use district shall be applied to this area (Block 21) to achieve this objective"*.

2. Section 8.2 RE-DESIGNATION OF LAND USE DISTRICTS (pg 24)

Amend second sentence to read: *"The Land Use Districts will be consistent with the design considerations and principles described in this Plan, the Northlands Development Guidelines, and appropriate commercial and residential districts will be applied, as illustrated in Figure 8."*

3. Section 8.2 RE-DESIGNATION OF LAND USE DISTRICTS (pg 27)

Delete first paragraph and bulleted text on page 27, in its entirety.

AMMENDMENTS TO FIGURES

Schedule "C" Figure 1 - Location Plan

Schedule "D" Figure 2 - Context Plan

Schedule "E" Figure 3 - Location of Gas Well Sites

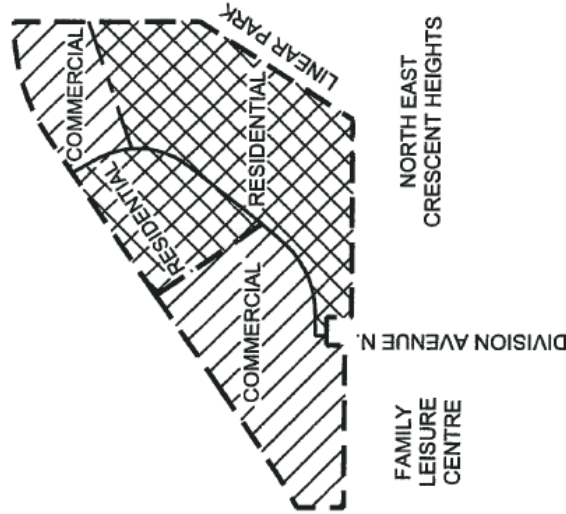
Schedule "F" Figure 4 - Modified Development Concept

Schedule "G" Figure 7 – Modified Phasing Plan

Schedule "H" Figure 8 – Modified Land Use Designations

Schedule "C"

DATE: 04/07/2009
SCALE: 1:1
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: [Name]



North Sector
Commercial/Residential
LOCATION PLAN

Medicine Hat, Alberta



Figure 1
2009.07.29
26725-01

Schedule "D"

PLOT DATE: 04/20/2020 10:48 PLOT SCALE: 1:2 BY: ERM
 IN: V:\PROJECTS\2019\201904\1024_1111_grower-estates_p0418-09_200019.dwg



North Sector Commercial/Residential CONTEXT PLAN UPDATE

Medicine Hat, Alberta



Figure 2
 2009.28.07
 26725-01

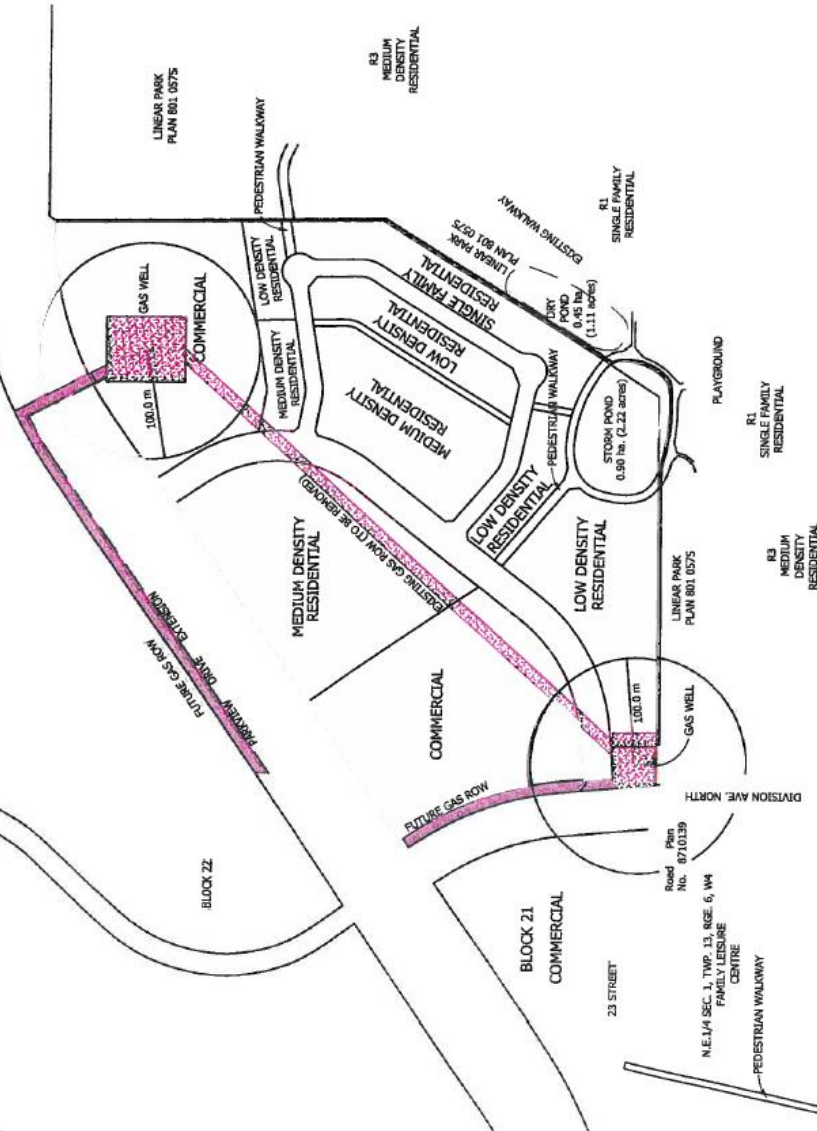
Schedule "E"



R/W PLAN 741 0122

S.W. 1/4 SEC. 7, TWP. 13, RGE. 5, W4
AGRICULTURAL
URBAN RESERVE

S.E. 1/4 SEC. 12, TWP. 13, RGE. 6, W4
AGRICULTURAL
URBAN RESERVE



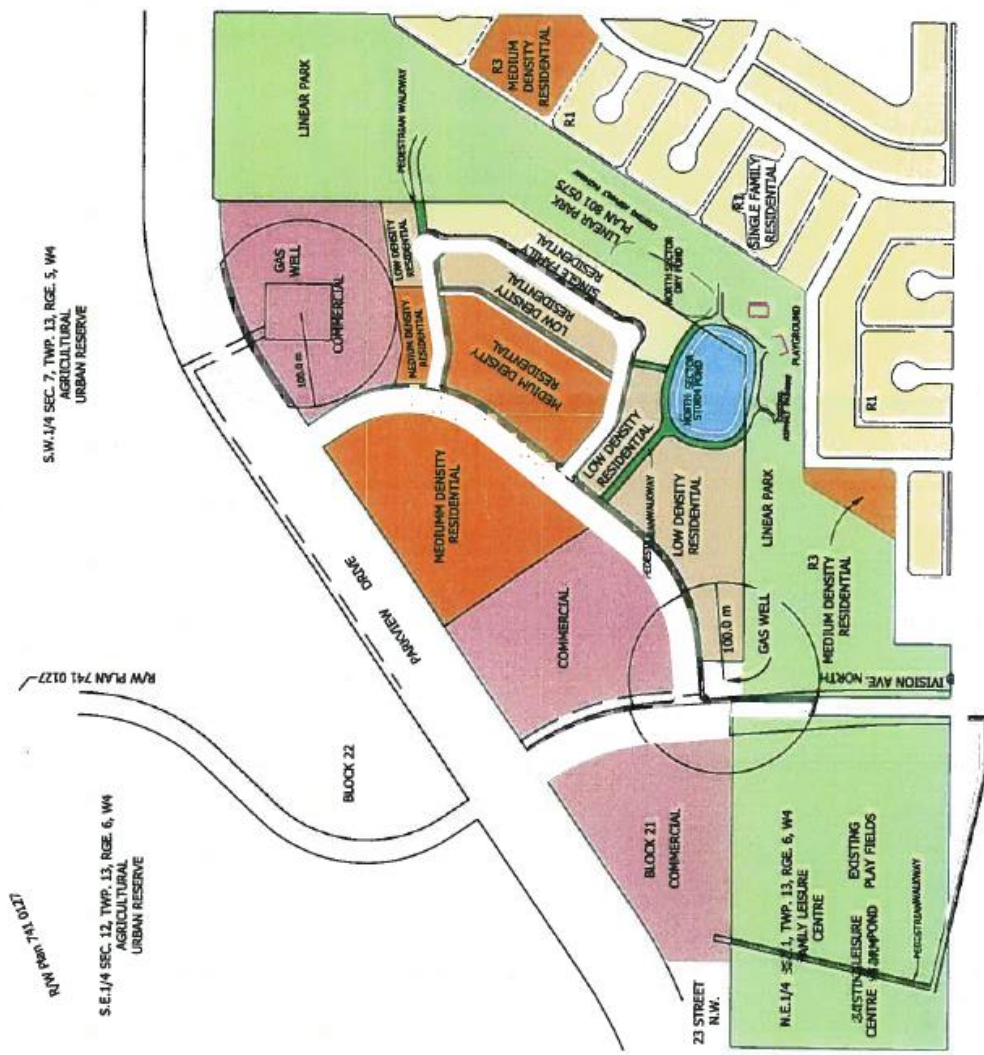
North Sector
Commercial/Residential
LOCATION OF
GAS WELL SITES
Medicine Hat, Alberta



Figure 3
2009.07.29
26725-01



Schedule "F"





Schedule "G"

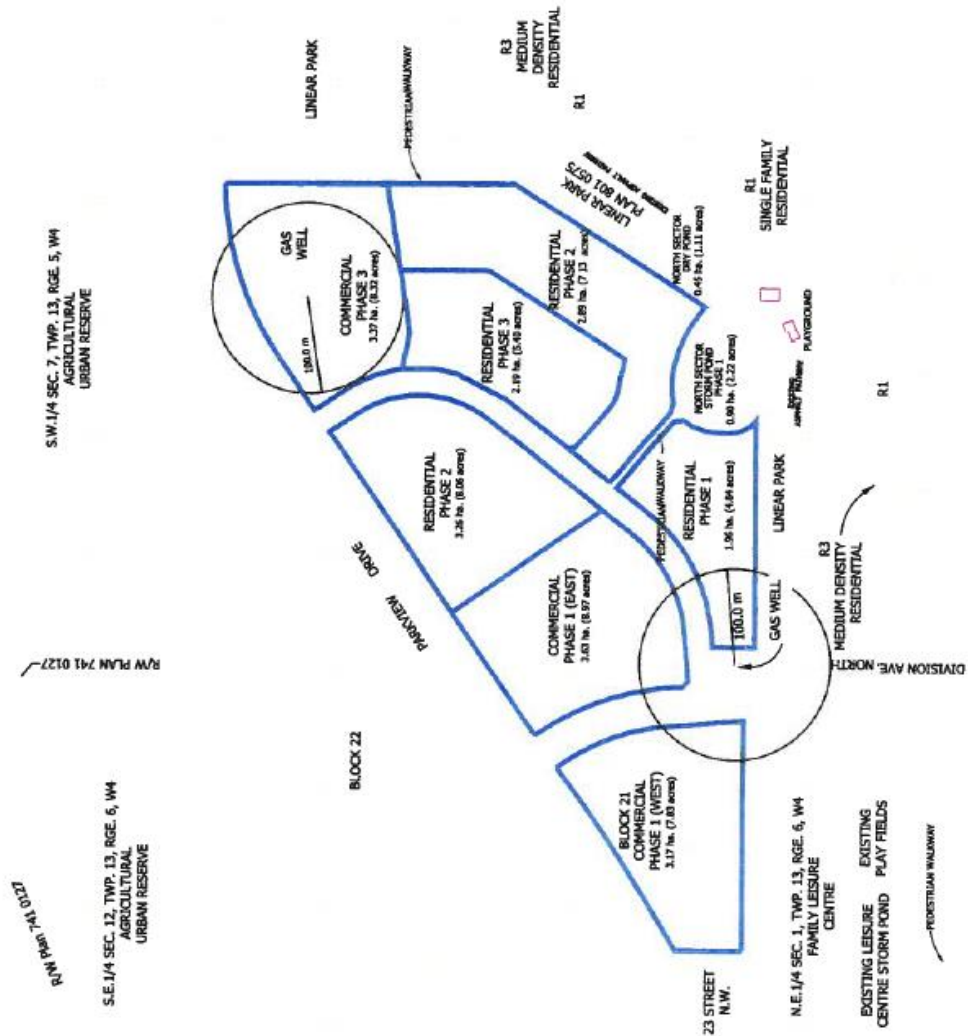
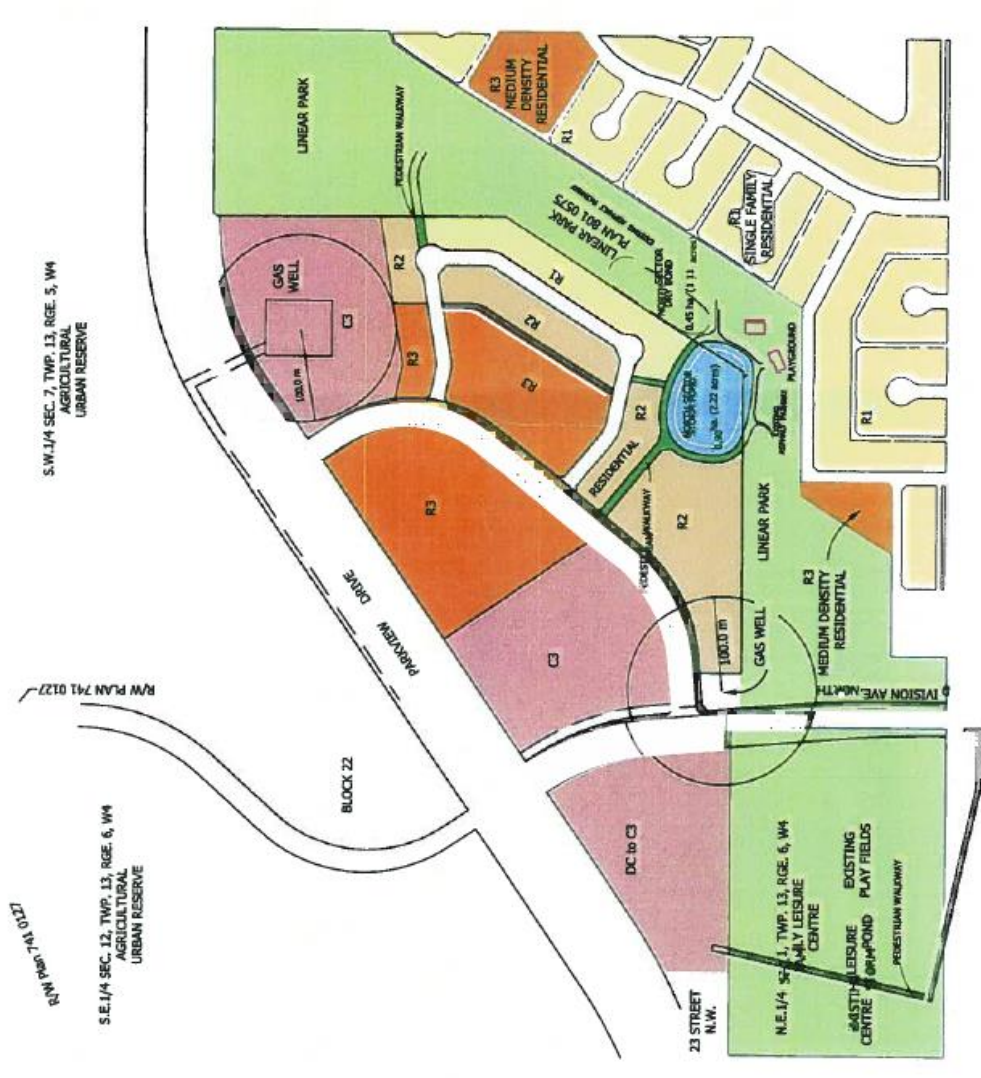


Figure 7
 2009.07.29
 26725-01

Reid Crowther & Partners Ltd.
 Consulting Engineering Worldwide



Schedule "H"



North Sector
Commercial/Residential
MODIFIED LAND USE
DESIGNATIONS
Medicine Hat, Alberta



Figure 8
2009.07.29
26725-01